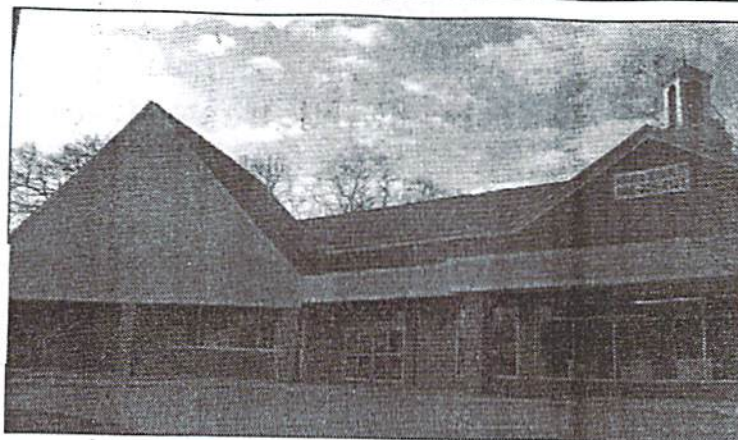


Duxbury Clipper



Roof repairs have been made and a septic plan is about to be filed with the town for the A&P property, according to Joe Ailinger of Bank of New York Mellon.

## Changes in the Works for A&P Property

By MORAG MACLACHLAN

Change is afoot at the old A&P property from the building's roof right down to the company managing the property.

Last week Mellon Financial Corp., the property manager of the A&P, merged with Bank of New York Co. The business will now be known as Bank of New York Mellon Corp.

"It's a merger of equals," said Joe Ailinger, a spokesman for Mellon.

Ailinger added that although no firm deal exists for the vacant grocery store space on Depot Street, repairs to the building had been made and a septic plan was being finalized.

"The septic plan is just about finished and will be submitted to the town soon. We hope to put the work out to bid by the end of the month," Ailinger said on Thursday.

He added that roof repairs to the 20,000 square foot space have been completed.

However, news of a new tenant continues to be scarce.

"Negotiations continue to move forward. Progress does continue to be made," Ailinger said.

Anne Antonellis, president of the Duxbury Business Association and co-chairwoman of the Economic Advisory Committee, talks to property manager Bill Kaull regularly. She said Kaull told her negotiations were still ongoing when they spoke a few weeks ago.

Selectmen Vice Chairman Andre Martecchini said he placed a call to Kaull on Friday, but had not heard back yet.

"I have not heard anything one way or another about the lease," Martecchini said.

One interested party did emerge a couple of months ago. Victor Leon, Jr., of Foodie's Urban Market in the South End, said in October the company that he and his father had been scoping out Duxbury. The Leons could not be reached for comment last week. An employee of Foodies said on Thursday that the Leons were on vacation for the next two weeks.

The former grocery store on Depot Street has been vacant for three years. The lease with C&S expires in 2007 with a five-year option at a cost of about \$160,000 a year to the New Hampshire based company.

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